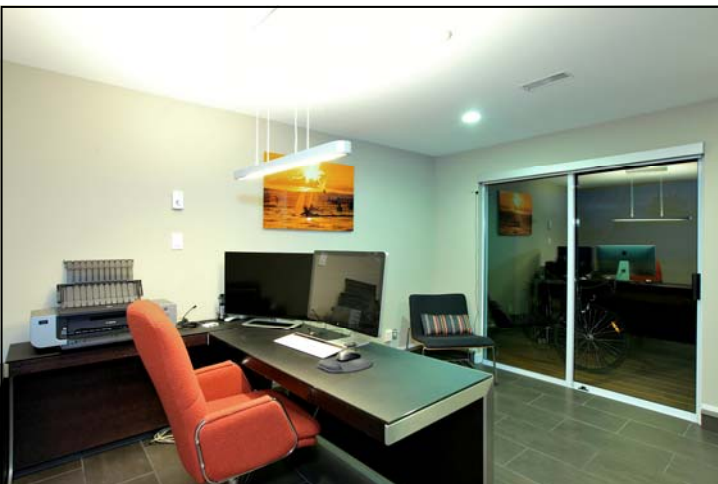


SELLING NORTH VANCOUVER TEAM

POWERED BY GRANT GARDNER

604-984-SOLD(7653) | [info@sellingnorthvancouver.com](mailto:info@sellingnorthvancouver.com) | [www.sellingnorthvancouver.com](http://www.sellingnorthvancouver.com)

**2955 St Kilda**    Offered at \$1,619,900



SELLING NORTH VANCOUVER TEAM

POWERED BY GRANT GARDNER

604-984-SOLD(7653) | [info@sellingnorthvancouver.com](mailto:info@sellingnorthvancouver.com) | [www.sellingnorthvancouver.com](http://www.sellingnorthvancouver.com)

**2955 St Kilda**    Offered at \$1,619,900

# Features

Substantial investment in updates	Dog run off the lower yard
Stunning City and Harbour views	Large 10x12 storage shed
Ultra contemporary open floor plan	New paint inside and out
Saltwater pool with new high efficiency heater	2.5 Baths
Life time warranty on extremely durable new pool cover	2 beds up, 1 bedroom & den down <i>*note that den could be the 4th bedroom</i>
Deluxe chefs kitchen with built in steamer and warming drawer	Penfold's roof installed October 3, 2006 with warranty: <i>Product Warranty: Lifetime Inclusive of Labour &amp; Materials</i> <i>Workmanship: 10 Years</i>
Quality covered beachcomber hot tub in private setting with view	Massive newly constructed decks with glass railings
BBQ area with wet bar	Maximum natural light from the abundance of windows
Heated Cabana with upgraded electrical	Exercise room
Heated floors in rec room and bath down	Smooth, finished lit concrete walkway to your front door
Double wall oven	Barnyard bedroom door
Bosh dish washer	Multiple showerheads in deluxe ensuite bath
Nest thermostat accessible through your mobile App	Filtered water in kitchen
Ambient gas fireplace on main floor and gas fireplace downstairs	Fully fenced backyard
Bright above-ground lower level	